

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R50992

123/124/125

Property Information

property address: 2401 S TEXAS AVE

legal description: ZENO PHILLIPS, BLOCK 6, LOT 1 (TR-245), ACRES 4.91

owner name/address: PIRI ENTERPRISES, INC

ATTN: LATIF PIRI

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COLLEGE STATION, TX 77841-5022

full business name:

Mitsubishi Motors - Texas Mitsubishi

land use category:

Retail

type of business:

Auto Sales

current zoning:

C3

occupancy status:

Vacant

lot area (square feet):

213879

frontage along Texas Avenue (feet):

434

lot depth (feet):

200

sq. footage of building:

22724

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings:

2

building height (feet):

12

# of stories:

1

type of buildings (specify):

metal frame

building/site condition:

5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☐ no

other improvements: ☒ yes ☐ no (specify) multiple detached garages, pipe fences  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs:

0

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces:

75 + 58 132

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

8x20

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no  
comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☒ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no n/a

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☒ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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